



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#26-0543

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: June 2, 2026

TITLE: Motion to Defer Consideration of the Interim Agreement with FTL City Hall Partners, LLC for the City Hall Project to the July 2, 2026, City Commission Regular Meeting - (**Commission Districts 1, 2, 3 and 4**)

Recommendation

Staff recommends the City Commission defer consideration of the Interim Agreement with FTL City Hall Partners, LLC (FCHP) for the City Hall Project to the July 2, 2026, City Commission Meeting.

Background

On April 21, 2026, following discussion, the City Commission deferred an item with a motion to approve an Interim Agreement with FCHP for the City Hall Project, to June 2, 2026 (CAM #26-0406). Furthermore, the City Commission directed the City Manager to conduct building assessments of the Ivy Tower 101, 1 East Broward building, and the Federal Courthouse building, and report back to the Commission on June 2, 2026. Staff indicated that if additional time was needed, the City Commission would be notified.

At the May 5, 2026, City Commission Conference Meeting, City staff provided an update on the City Hall Project related to the City Commission direction to conduct building assessments. City staff discussed the anticipated scope, schedule, and due diligence process for the building assessments and appraisals, noting that additional time is needed to complete the initial analysis before returning to the Commission on June 2, 2026.

On May 7, 2026, Letter to the Commission (LTC) No. 26-137 provided the City Commission with an overview of the coordination efforts with the property representatives and described the building assessment and appraisal timeline, cost, and scope of work. The LTC reaffirmed that City staff are targeting the July 2, 2026, City Commission Conference Meeting to present the initial Phase 1 findings. The six (6) appraisal reports are anticipated to be completed by the end of May 2026.

On May 19, 2026, City staff provided an update on the building assessment due diligence efforts at the City Commission Conference Meeting. The building assessment scope and timelines were discussed, including that the due diligence efforts will not be completed

prior to the June 2, 2026, City Commission Regular Meeting. It was stated that the City Commission should expect the initial deliverables, including rough order of magnitude costs, to be provided at the July 2, 2026, City Commission Regular Meeting.

In addition to the building assessment efforts, City staff continue to meet with FCHP representatives to address concerns that the City Commission relayed on April 21, 2026. The concerns included, but were not limited to, the overall cost of the project, developer fee structure, financing and developer equity, available City funding, and the building design features. In response, FCHP is developing additional building design concepts with varying price points, and the parties are exploring alternate deal structures that will eliminate the developer fees and equity participation elements.

City staff continue to refine the project budget, funding allocations, the long-term financial strategies, and potential budget approach. The combined results of these efforts will be presented to the City Commission. In addition, an updated interim agreement will address the concerns that the City Commission shared.

City staff recommends the item be further deferred to the July 2, 2026, City Commission Regular Meeting.

Attachment

Exhibit 1 – Letter to the City Commission No. 26-137

Prepared by: Ben Rogers, Assistant City Manager, City Manager's Office

Charter Officer: Rickelle Williams, City Manager